

July 28, 2017

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B San Diego, CA 92123

Rancho Santa Fe Fire Protection District
18027 Calle Ambiente
Rancho Santa Fe, CA 92067

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT

Project Name: Via Roswitha TPM
Record ID: PDS2016-TPM-21243
APN: 265-260-20-00

p/c 5341

FIRE MARSHAL Rancho Santa Fe Fire Protection District Post Office Box 410 Rancho Santa Fe CA 92067 (858) 756-5971 APPROVED Date <u>8-10-17</u> By <u>Conor Lenehan</u> Fire Marshal OBTAIN FIRE AGENCY APPROVAL PRIOR TO THE FOLLOWING INSPECTIONS: Underground Plumbing _____ Final _____ <input checked="" type="radio"/> Other <u>Approved Fire Protection Plan</u> It is unlawful to make any changes or alterations on this site plan and specifications.

This Fire Protection Plan (FPP) – Letter Report is submitted pursuant to the County Fire Code and County Consolidated Fire Code, to address the adverse environmental effects that a proposed project may have from wildland fire and to provide mitigation of those impacts to ensure that the project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION

The project proposes the subdivision of a 9.36 acre parcel into two parcels of 6.49 and 2.87 gross acres. The entirety of the existing lot is previously developed with a 13,000 square foot main residence, associated pool house, garage and servants quarters as well as existing groves of Meyer's lemons. The remaining areas are landscaped with ornamental or turf landscaping.

ENVIRONMENTAL SETTING

1. Location:

The project is located in the Rancho Santa Fe community of the County of San Diego. Surrounding properties are currently developed as single family residences on larger parcels of land surrounded by irrigated ornamental plantings, often with groves of various fruit trees such as lemons or avocados on the remaining area of the property.

2. Topography:

The project sits atop a hill and slopes in all directions down to the adjacent properties. The slopes on the southerly portion of the site are generally gentle (less than 15%) with

some small sections being steeper at around 20%. The northerly portion of the site tends to be sleeper at 25-50% grade and slopes down to an existing private road at the bottom.

3. Geology:

There are no site specific geological constraints that would prevent the construction of the necessary access roads or facilities.

4. Flammable Vegetation:

All onsite areas are currently vegetated with ornamentals, tur, or stands of Meyer's lemons. The adjacent properties are similarly landscaped, with the exception that some adjacent properties do not include stands of fruit trees. The only area that appears to have non-landscape vegetation near the property, is to the north across an existing private driveway. This area is fairly small and merges into another stand of fruit trees on its northerly end.

5. Climate:

The area is generally classified as a semi-arid and receives ~ 12 in/yr of annual precipitation.

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply: Hydrants shall be located along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul-de-sacs, and at intervals pursuant to the County and Consolidated Fire Code. Required fireflow in water main is 2500 gallons per minute.

2. Fire Access Roads

Location. El Camino Del Norte serves as the existing access to Via Roswitha, a private road shown on PM 10014. Via Roswitha serves a total of seven existing parcels, and provides a turnaround at 825' from the intersection with El Camino Del Norte. Driveways serving individual parcels along Via Roswitha provide additional turnaround locations at less than 400' intervals along the private roadway. The proposed lot will access Via Roswitha by a private driveway for the exclusive use of Parcel 2. The total length from the turnaround within Via Roswitha to the existing area meeting the hammerhead requirement at the end of the private driveway is 625'. An additional turnout is provided at the midpoint to comply with the fire district turnaround/turnout requirement.

Width: The existing improved width of Via Roswitha is 20' from El Camino Del Norte up to the turnaround ~800' from their intersection. From that point up to the entry gate at the property's frontage of Via Roswitha, the improved width is greater than 24'. The onsite private driveway serving only parcel 2 is an existing 16' wide pervious surface (DG & gravel) with a graded width of 24'.

Vertical Clearance: Minimum vertical clearance of 13 feet 6 inches must be maintained for the entire required width of fire access roads.

Grade: The majority of the proposed driveway slope is less than 5%, with a crowned surface at a 2% cross slope. A portion approximately 100' in length is at a steeper 11%

NO OPEN FIRE

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grade which ends prior to the existing turnaround provided at the end of the driveway.

Surface: Via Roswitha is surfaced with asphalt for its entire length. The proposed driveway access for the proposed parcel has an existing grouted brick driveway apron extending from Via Roswitha to the existing entry gate for the property. From the entry gate the driveway is a DG or gravel surface which based upon a site visit with the Rancho Santa Fe Fire district will be sufficient for continued use.

3. **Setback from Property Lines:** A standard front yard setback of 60' is provided at the parcel's connection to Via Roswitha. A rear yard setback of 50' and 30' setbacks are provided along the remaining property lines.
4. **Building Construction:** All structures shall remain, and shall confirm or upgrade the vent openings to include ember resistant and/or tempered glass as indicated based upon the RSF site visit.
5. **Fire Protection Systems:** Any new habitable structures and attached garages shall have residential fire sprinklers per County Code or County Consolidated Code requirements. Existing non sprinkler-ed structures shall have a hydrant within 600'.
6. **Defensible Space:** A minimum 100-foot Fuel Management Zone will be established and maintained around all structures over 250 square feet in size. No off-site clearing is required or authorized.
7. **Vegetation Management:** "Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Boundaries of fuel management zones will be clearly and permanently marked. Plants used in the Defensible Space will be from an approved fire resistant planting materials list that is maintained by County of San Diego, Department of Planning and Land Use."
8. **Fire Behavior Computer Modeling:** Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this **FPP – Letter Report**

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Prepared By (Signature)

Date

John D. Leppert
Printed Name

Engineer
Title

Property Owner (Signature)

Date

Thomas Powell
Printed Name

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Attachment 1
Fire Availability Form and Conditions

RSFFPD - FIRE

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County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

ROFFPD - FIRE

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Please type or use pen

Thomas Powell 858-759-9452
 Owner's Name Phone
 18181 Via Roswitha #3372
 Owner's Mailing Address Street
 Rancho Santa Fe CA 92067
 City State Zip

ORC _____
 ACCT _____
 ACT _____ AUG 10 2017
 TASK _____
 DATE _____ CL AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☒ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units 2
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. Total Project acreage 9.4 Total lots 2 Smallest proposed lot 2.8

Assessor's Parcel Number(s)
 (Add extra if necessary)

265-260-20	

Thomas Guide. Page 1148 Grid D6
 18181 Via Roswitha
 Project address Street
 San Diego 92067
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: James P. Powell Date: 6/21/16
 Address: 18181 Via Roswitha #3372, Rancho Santa Fe, CA 92067 Phone: 858-759-9452
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Rancho Santa Fe Fire Protection District
 Indicate the location and distance of the primary fire station that will serve the proposed project:
11936 El Fuego, Rancho Santa Fe, CA 92067 (RSF # 1 or 4)

A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is less than 8 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. ☒ District conditions are attached. Number of sheets attached: 2
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Renee Hill Renee Hill Fire Marshal (858) 756-6007 7/18/16
 Authorized Signature Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



Attachment 2
Water Availability Form and Conditions

RSFFFD - FIRE

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County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Thomas Powell 858-759-9452
Owner's Name Phone
18181 Via Roswitha #3372
Owner's Mailing Address Street
Rancho Santa Fe CA 92067
City State Zip

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ACT **AUG 10 2017**
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DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☒ Minor Subdivision (TPM) ☐ Certificate of Compliance
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____
- B. ☒ Residential Total number of dwelling units 2
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. ☒ Total Project acreage 9.4 Total number of lots 2
- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Assessor's Parcel Number(s)
(Add extra if necessary)

265-260-20	

Thomas Guide Page 1148 Grid D6
18181 Via Roswitha
Project address Street
San Diego CA 92067
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Thomas Powell Date: 6/21/16
Address: 18181 Via Roswitha #3372, Rancho Santa Fe, CA 92067 Phone: 858-759-9452

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

- District Name: Olivehain HWD Service area Zone B-13
- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary; owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☒ District conditions are attached. Number of sheets attached: 3 sheets
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? NA New service lateral only

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Karen Ogawa Print Name Karen Ogawa
Print Title Engineering Project Administrator Phone 760-753-6466 Date 15 July 2016

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



Board of Directors

Edmund K. Sprague, President
Robert F. Topolovac, Vice President
Lawrence A. Watt, Treasurer
Christy Guerin, Secretary
Gerald E. Varty, Director



General Manager
Kimberly A. Thorne, Esq.
General Counsel
Alfred Smith, Esq.

July 15, 2016

County of San Diego
DEPT. OF PLANNING & LAND USE
5510 Overland Ave., Suite 110
San Diego, CA, 92123

Re: Tax Assessor's Parcel # 265-260-20-00

Subject: Water Availability Letter / Thomas Powell
Supplement to County Form 399W

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The fee owner, Thomas Powell (Applicant), has requested the District to provide a Water Availability Letter for the property identified above for a proposed project Applicant described as: A Minor Subdivision consisting of a lot split to create 2 single family residential lots. This property is in the District and eligible to receive domestic service at this time. A new service lateral will be required for the new parcel.

The District has or will have adequate facilities in this area to serve the project. There is or will be capacity in these facilities to serve the proposed project at a minimum of 25 psi pressure at the District's main during normal operating conditions and upon completion of all necessary facilities, including any onsite and offsite water lines, facilities and appurtenances that are required, at the sole discretion of the District. While there is adequate water to serve the project at this time, all water received by the District is imported from other agencies. Accordingly, there is no guarantee that water will be available to serve the project when water is requested. The availability of water depends upon a number of complex factors including annual rainfall, drought periods, the amount of water remaining in storage and environmental and other constraints to the delivery of water. No final decision will be made by the District on the ability to serve water to the project until an application for water service is made by the applicant and approved by the District. At that time, the District will determine whether adequate water is available to serve the project in the District's sole discretion.

Both Water Code §350 and Water Code §71640 grant the District the right to restrict the use of water during any emergency caused by a drought or any other threatened or existing water shortage and to prohibit the use of District water during such periods as the District determines to be necessary. The District may also prohibit the use of District water during any periods for specific uses which it finds to be nonessential. Nothing contained in this water availability letter shall be construed as limiting in any way the legislative discretion of the District to declare an emergency or water shortage and to curtail or prohibit the use of water as determined necessary or appropriate by the District to conserve water during droughts or other threatened or existing water shortages. Certain stages of water shortages may result in a prohibition on new water meters.



1966 Olivenhain Road • Encinitas, CA 92024
Phone (760) 753-6466 • Fax (760) 753-1578 • www.olivenhain.com



The District has been requested to furnish a staff estimate, based on current water service conditions, of the availability of water service in this area. This letter is issued for planning purposes and is not a representation, express or implied, that the District will provide any water service at a future date. Commitments to provide water service are made only when an application for water service is made by the applicant and approved by the District and are subject to the applicants compliance with the Districts' fees, charges, rules and regulations, the Environmental Quality Act of 1970, as amended, and the applicants' agreement to construct any required onsite and off site facilities together with the Applicant's providing security as required by the District for construction of those facilities.

The issuance of this Water Availability Letter does not grant the Applicant any water rights. The Applicant does not secure a right to water until application for service is made and approved by the District in its sole discretion, and the Applicant has complied with all requirements of the District.

The failure of the Applicant to pay any fee or charge of the District's when due, or to comply with other requirements of the District, shall entitle the District to unilaterally terminate this Water Availability Letter, and all further rights of the Applicant to water service.

Improvement fees, when applicable, are paid to the District to reserve future water service for the project contingent upon the Applicant paying all fees and charges and complying with all requirements of the District. The payment of all improvement fees by the date they are due is an express condition precedent to any right of the Applicant to receive future water service. The failure of Applicant to make any improvement fee payment by the date it is due shall automatically terminate the right of Applicant to receive future water service and no previous improvement fee payments paid by the Applicant shall be refunded. Reinstatement of the water commitment requires Applicant to remedy any defects or deficiencies and payment of fees and charges applicable, as determined by the District, in its sole discretion.

This commitment to water service availability is conditioned on the following requirements and/or limitations:

1. The District's determination that adequate water is available to serve the project at the time the applicant submits a request for water service to the District; and
2. Payment of all fees, as appropriate, when due in accordance with District Ordinance 301, or successor Ordinance, not attached hereto, but incorporated herein by reference; and
3. Applicant is required to conduct a hydraulic analysis to ascertain the impact of the project on the District's system and to determine fire flow availability as required by the Fire Department; and
4. In accordance with District Assessment District 96-01, not attached hereto, but incorporated herein by reference, lots of ½ acre or less may have a ¾ inch meter


installed unless owner chooses to upgrade the meter and pay the additional fees and charges. Lots greater than ½ acre but less than 3 acres require one-inch meters to be installed. Lots in excess of 3 acres require a minimum 1½ inch meter to be installed. Larger meters may be required by the District, in its sole discretion; and

5. The District may require larger meters than the Assessment District 96-01 lot size criteria would dictate if the individual residence requires water service greater than can be accommodated by the standard ¾ inch meter irrespective of the lot size, in its sole discretion; and
6. Applicant is required to comply with District Ordinance 280 for the mitigation of impacts to the District's Assessment District 96-1R. Ordinance 280 requires an executed agreement to request increased EDU's that this project requires. The Applicant is responsible for payment of all fees and charges as outlined in the executed agreement; and
7. The District has not declared a water shortage that restricts water usage or prohibits new water meters. The District's Board of Directors on August 13, 2014, implemented certain aspects of Level 2 Drought Alert conditions pertaining to prevention of water waste. The Board may at any time enact the balance of the District's Level 2 Drought Alert conditions, including the prohibition of new water meters at any time following a public hearing. These restrictions include the prohibition of setting of new water meters per Ordinance 364, not attached hereto, but incorporated herein by reference; and
8. Meter boxes are not permitted within driveways or driveway aprons; and

This letter of water availability pertains solely to the proposed project as described by Applicant, is not transferable to any other project, and is not transferable to any other owner or developer without written permission of the Board of Directors of the District. Any purported transfer, sale, or assignment of this Water Availability Letter without the prior written consent of the District renders this letter null and void.

This letter automatically terminates, and is of no further force or effect, on the occurrence of: (1) July 15, 2017 without an approved tentative map; (2) termination of any tentative map; (3) termination of any final map; or (4) five years from the date of recordation of any final map.

OLIVENHAIN MUNICIPAL WATER DISTRICT

By: 
Karen Ogawa
Engineering Project Administrator

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